



Gianadrea House Move Project Description

Updated March 17 2021

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandrea House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance¹ and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West. In addition, we are proposing retail/commercial space in a subterranean level ("Basement Retail").

The impact of the project to the existing approved entitlements for building A1 West, is as follows:

- Total floor area increases from **2,611** square feet to 4,101 net square feet. Of this, 1,477 will be for Yuki family business office use on the ground floor and the Basement Retail would be 1,530 net leaseable SF.
- Parking. To accommodate the configuration of the Gianadrea House in comparison to A1 West, the parking field located behind Building A1 requires alteration. The result is a loss of nine (9) parking stalls. Justification for the reduction is that the entire retail portion of Phase I of the North 40 will continue to have an excess of 148 stalls even with the reduction due to the Gianadrea House. The uses in the North 40 Phase I application required 422 parking stalls. The site previously proposed 579 stalls. The site will have 570 stalls if the Gianadrea House move project is approved. There were no requirements to dedicate specific stalls for exclusive use of certain buildings (other than the 50 senior affordable units), thus all retail parking stalls are accessible for public use.

¹ According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

- Loss of one residential unit in Phase I of the North 40. Building A1 West was two live-work units. The proposed Gianadrea House will have one residential unit on the second floor. We understand that the Town is facing a housing shortage, however, justification for the reduction of the housing unit is that by preserving the Gianadrea House, we are actually ensuring the preservation of one housing unit that would likely be demolished as the remainder of the North 40 is developed.
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback.
- Total open space for Area A1 increases by 337 square feet (to 9,270 sf) in comparison to what was approved for Area A1 in the approved Phase I application. The layout also provides for additional place-making opportunities are now available compared to the approved plans.
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is approximately 25' from finished grade (final height dependent upon final foundation design).

Exhibit A - Context



OVERALLL SITE PLAN - PHASE I & II

EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE



Figure 1 West Elevation



Figure 2 South Elevation



Figure 3 - East Elevation



Figure 4 North Elevation